



3.422 ACRE LAND TRACT FOR SALE

2130 Oaklawn Rd/Hwy 97, Pleasanton, Texas 78064

Ana P. Cude

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Brohill Realty LTD
 PROPERTIES & INVESTMENTS

Brohill Realty Ltd.

1004 W Oaklawn Rd, Pleasanton, TX 78064

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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LOCATION

NEQ of Hwy 97/Oaklawn Rd & Airport Rd
2130 Oaklawn Rd, Pleasanton, Texas 78064

LAND SIZE

Approximately 3.4 Acres

FRONTAGE

Approximately 467' on Hwy 97/Oaklawn Rd

ZONING

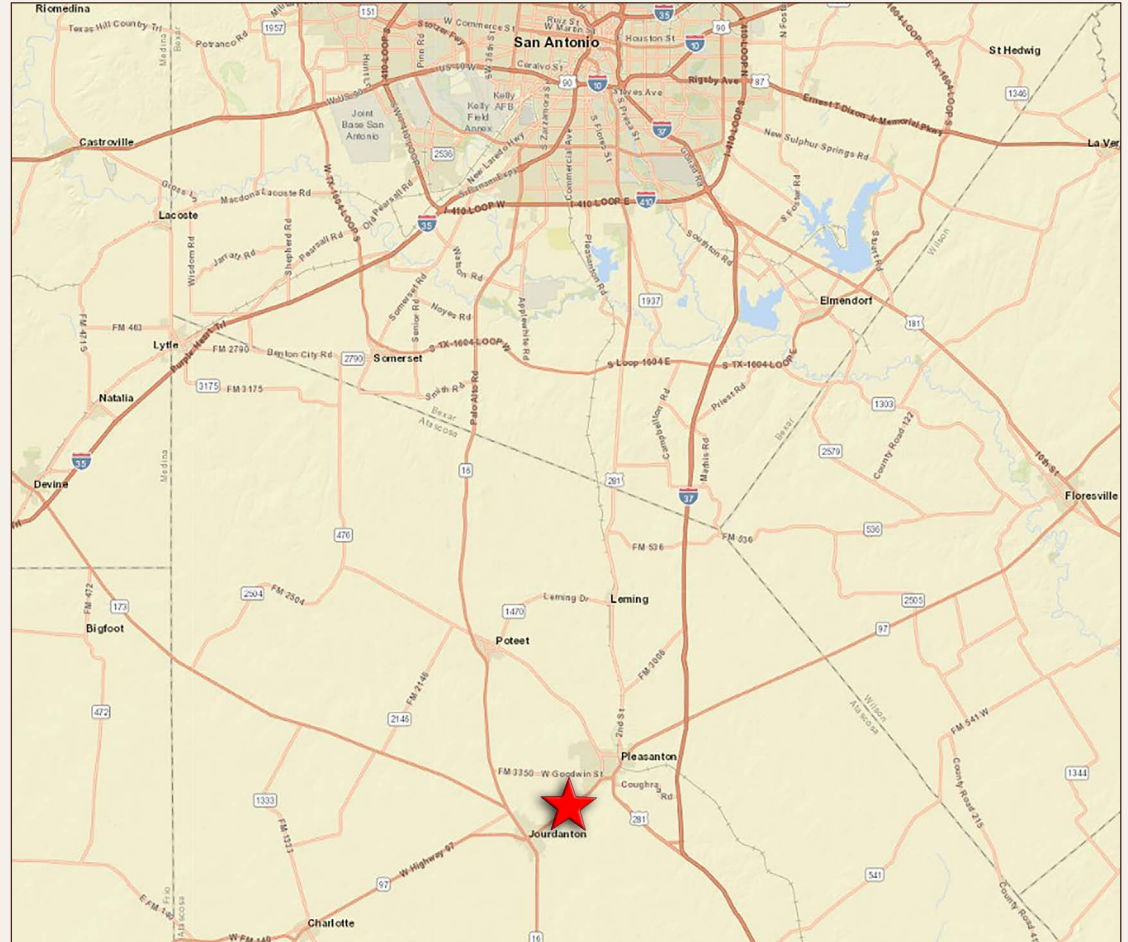
None

PROPERTY HIGHLIGHTS

- Excellent visibility and easy access from Hwy 97
- Great location for restaurant, retail, hotel or service business (no C-stores, car washes or stores selling alcohol for take-out)
- All utilities are available
- Property is subject to rollback taxes
- Located directly across from Walmart Supercenter and surrounded by national retailers including Bealls, Dollar Tree, Walgreens, Chili's, Burger King, McDonald's, Pizza Hut, Golden Chick, Taco Bell, Whataburger, Little Caesar's, Wing Stop and many more

PRICING

\$8.00 PSF



DEMOGRAPHICS (5 mi)

2020 Population: 16,265
Daytime Pop: 17,801
Avg HH Income: \$74,603

TRAFFIC COUNTS

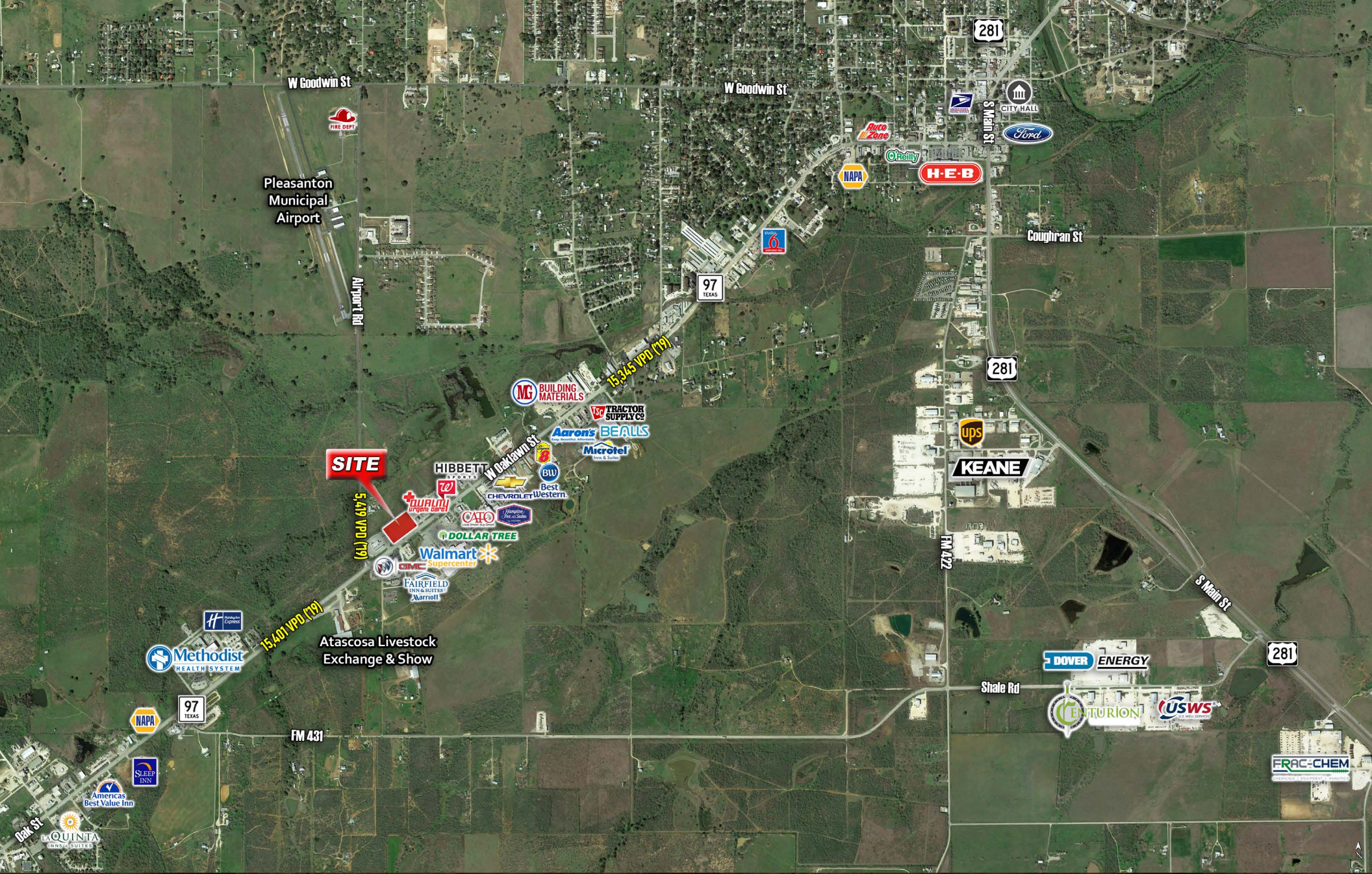
Hwy 97/Oaklawn Rd: 15,345 VPD NE
Hwy 97/Oaklawn Rd: 15,401 VPD SW
(TXDOT 2019)

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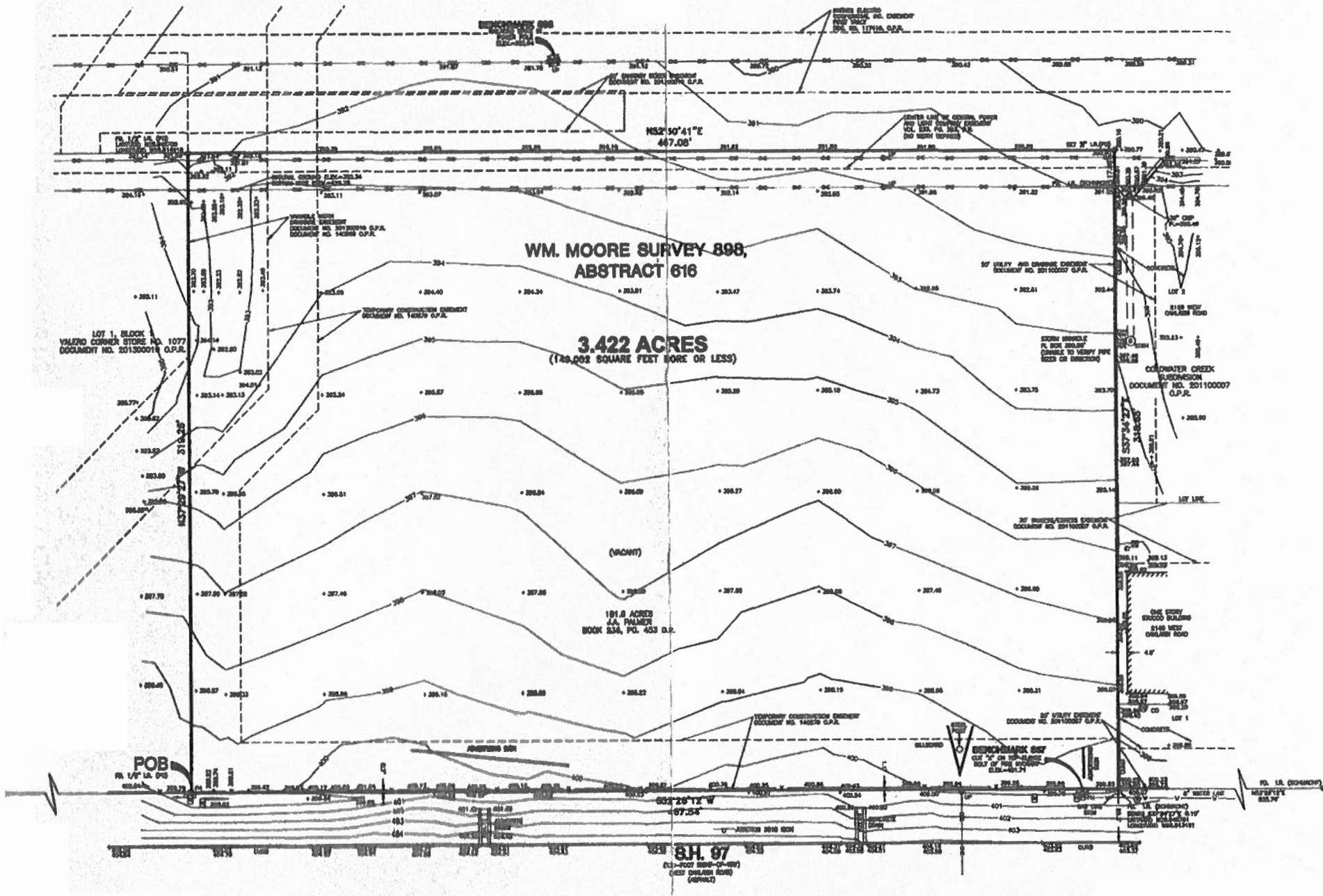
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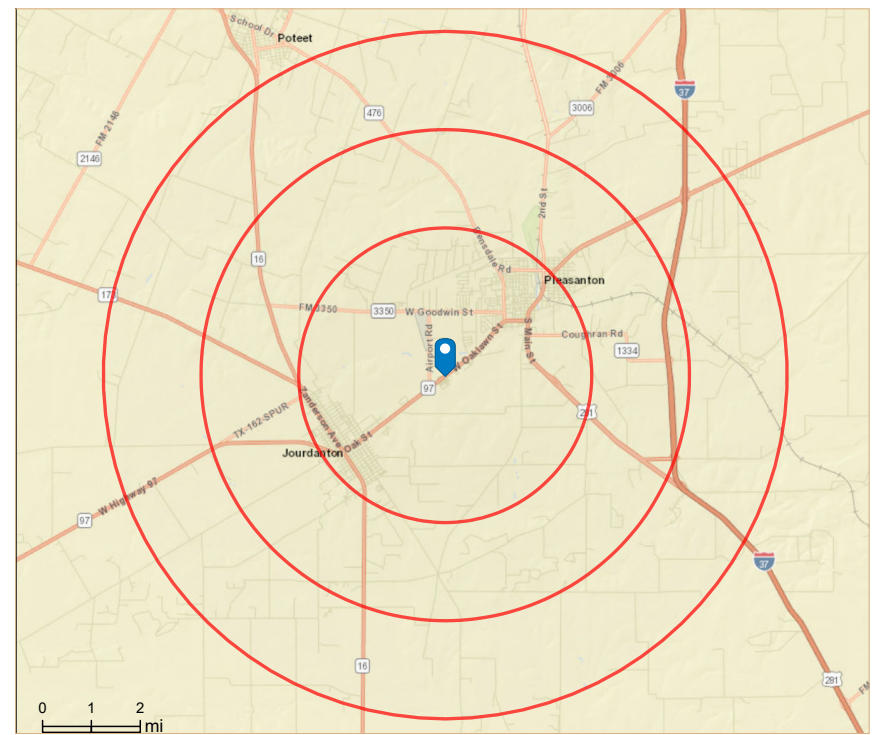


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	3 miles	5 miles	7 miles
Population Summary			
2000 Total Population	11,077	13,500	15,094
2010 Total Population	12,216	14,827	16,693
2020 Total Population	13,340	16,265	18,262
2020 Group Quarters	247	257	259
2025 Total Population	13,859	16,871	18,970
2020-2025 Annual Rate	0.77%	0.73%	0.76%
2020 Total Daytime Population	15,173	17,801	19,666
Workers	7,563	8,569	9,310
Residents	7,610	9,232	10,356
Household Summary			
2000 Households	3,876	4,681	5,226
2000 Average Household Size	2.79	2.82	2.83
2010 Households	4,412	5,341	6,008
2010 Average Household Size	2.71	2.73	2.73
2020 Households	4,802	5,836	6,544
2020 Average Household Size	2.73	2.74	2.75
2025 Households	5,000	6,065	6,810
2025 Average Household Size	2.72	2.74	2.75
2020-2025 Annual Rate	0.81%	0.77%	0.80%
2010 Families	3,175	3,860	4,365
2010 Average Family Size	3.22	3.22	3.22
2020 Families	3,422	4,181	4,712
2020 Average Family Size	3.25	3.26	3.26
2025 Families	3,551	4,332	4,888
2025 Average Family Size	3.25	3.26	3.26
2020-2025 Annual Rate	0.74%	0.71%	0.74%
Housing Unit Summary			
2000 Housing Units	4,266	5,190	5,816
Owner Occupied Housing Units	65.7%	65.5%	65.9%
Renter Occupied Housing Units	25.2%	24.8%	23.9%
Vacant Housing Units	9.1%	9.8%	10.1%
2010 Housing Units	4,901	5,966	6,724
Owner Occupied Housing Units	62.5%	62.3%	62.9%
Renter Occupied Housing Units	27.5%	27.2%	26.5%
Vacant Housing Units	10.0%	10.5%	10.6%
2020 Housing Units	5,319	6,498	7,307
Owner Occupied Housing Units	61.2%	61.2%	61.6%
Renter Occupied Housing Units	29.1%	28.6%	27.9%
Vacant Housing Units	9.7%	10.2%	10.4%
2025 Housing Units	5,525	6,739	7,587
Owner Occupied Housing Units	61.5%	61.5%	62.0%
Renter Occupied Housing Units	29.0%	28.5%	27.8%
Vacant Housing Units	9.5%	10.0%	10.2%
Median Household Income			
2020	\$59,158	\$58,257	\$57,882
2025	\$63,102	\$62,049	\$61,653
Median Home Value			
2020	\$156,879	\$152,892	\$151,762
2025	\$175,815	\$171,256	\$170,153
Per Capita Income			
2020	\$27,277	\$26,739	\$26,431
2025	\$30,277	\$29,612	\$29,214
Median Age			
2010	37.0	37.1	37.1
2020	38.0	38.0	38.0
2025	39.2	39.4	39.4



	3 miles	5 miles	7 miles
2020 Households by Income			
Household Income Base	4,802	5,836	6,544
<\$15,000	12.4%	12.7%	12.7%
\$15,000 - \$24,999	9.3%	9.6%	9.7%
\$25,000 - \$34,999	9.2%	9.4%	9.6%
\$35,000 - \$49,999	10.2%	10.2%	10.3%
\$50,000 - \$74,999	19.3%	18.9%	18.8%
\$75,000 - \$99,999	13.4%	13.6%	13.7%
\$100,000 - \$149,999	17.8%	17.3%	17.2%
\$150,000 - \$199,999	4.6%	4.5%	4.5%
\$200,000+	3.9%	3.6%	3.5%
Average Household Income	\$75,859	\$74,603	\$73,884
2020 Population 25+ by Educational Attainment			
Total	8,882	10,843	12,179
Less than 9th Grade	6.2%	6.0%	6.4%
9th - 12th Grade, No Diploma	9.7%	9.4%	9.3%
High School Graduate	34.7%	35.2%	35.1%
GED/Alternative Credential	9.1%	8.9%	8.4%
Some College, No Degree	18.0%	18.4%	18.6%
Associate Degree	4.0%	4.3%	4.6%
Bachelor's Degree	13.2%	12.5%	12.3%
Graduate/Professional Degree	5.1%	5.3%	5.5%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Brohill Realty, LTD	9002367	info@brohillrealty.com	830.569.4455
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifton James Shearrer	519100	clifton@brohillrealty.com	830.569.4455
Designated Broker of Firm	License No.	Email	Phone
Clifton James Shearrer	519100	clifton@brohillrealty.com	830.569.4455
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ana Pittman Cude	695.395	ana@brohillrealty.com	830.968.3069
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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